



SHOP TO LET

Unit 25 Claremont Crescent, Whitley Lodge Shopping Centre, Whitley Bay, NE26 3HL

Available Now | Flexible lease terms | Free car parking | Rent £9,950 per annum

LOCATION

Whitley Bay is a popular seaside town situated approximately 10 miles north-east of Newcastle upon Tyne.

The town is home to a number of national operators including Morrisons, Holland & Barrett, Greggs, B&M and several high street banks including Nat West and HSBC.

The subject property is located at Whitley Lodge Shopping Centre in Whitley Lodge which is a densely populated area of Whitley Bay that benefits from having a first school within close proximity of the Shopping Centre.

The Shopping Centre is anchored by Tesco with other neighbouring retailers including a post office, bathroom showroom, hair salon, barber shop, beauty salon, blind store, café and various takeaway establishments.

DESCRIPTION

The property comprises a ground floor shop within a three-storey terraced building consisting of residential flats above. The shop enjoys a glazed frontage and is fitted out to a good standard.

Internally the property comprises an open plan retail area to the front with a storage room to the rear with kitchen and w.c. facilities. The shop benefits from LED lighting, alarm system and CCTV.

ACCOMMODATION

We have measured the property as providing the following net internal floor area:

44.63 sq m (480 sq ft)

LEASE TERMS

The accommodation is available to let on a new lease for a term of years to be agreed.

RENT

The accommodation is available to let at a rent of £9,950 per annum exclusive of service charge and building insurance

VAT

The property is not registered for VAT therefore VAT is not payable on the rent.

RATEABLE VALUE

The property has a rateable value of £7,900. Interested parties should contact the Local Authority to establish the rates payable.

It is likely that most occupiers may benefit from small business rates relief and therefore it is unlikely that business rates will be payable.

LEGAL COSTS

Each party are to bear their own legal costs in connection with the preparation and execution of the lease.

VIEWING

Strictly by appointment with sole agents, youngsRPS.

Stephanie Dixon – Tel: 0191 261 0300 e-mail: Stephanie.dixon@youngsrps.com

LOCAL AUTHORITY

North Tyneside Council, Quadrant, The Silverlink North, Cobalt Business Park, North Tyneside, NE27 0BY

Telephone: 0345 200 0101

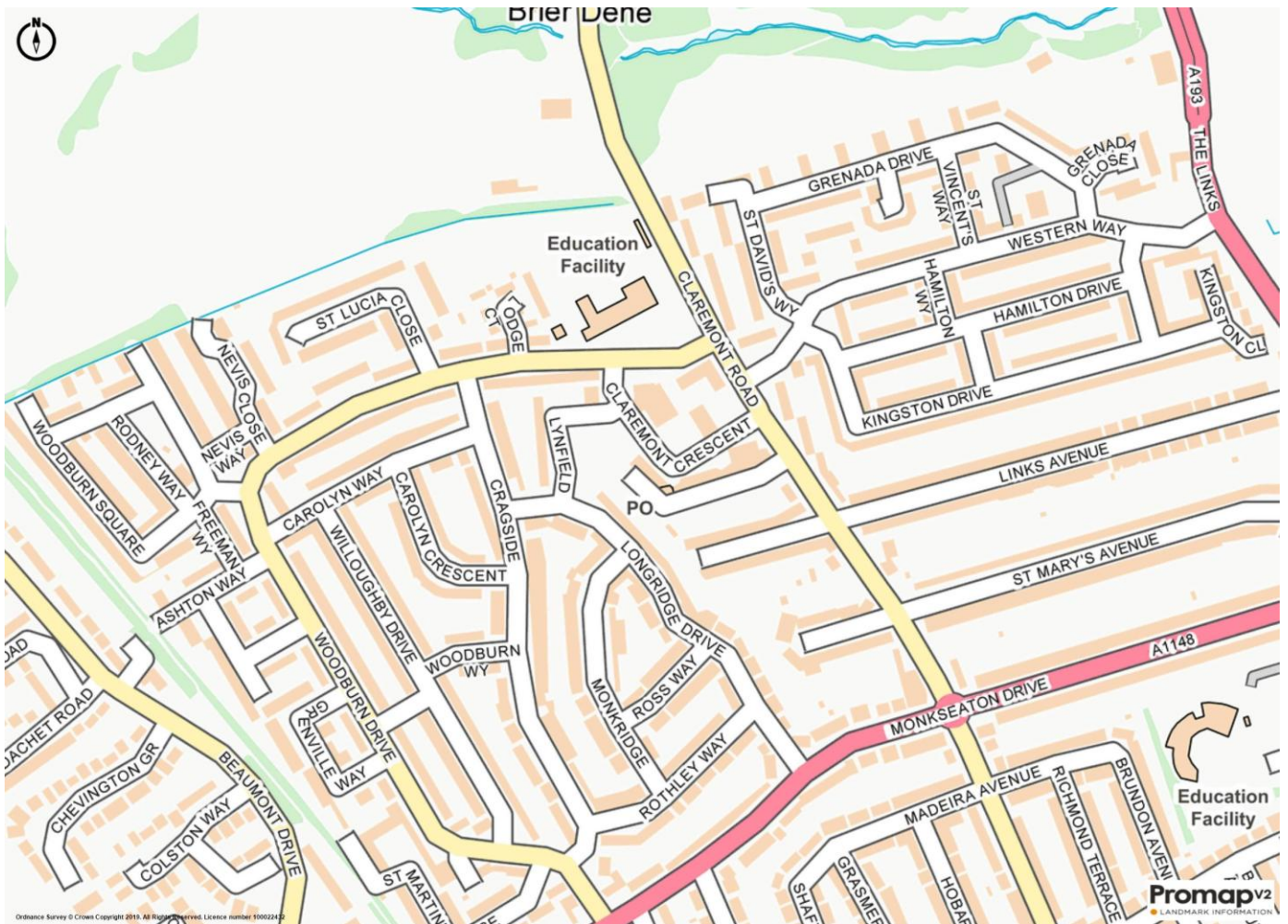
ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D-87.

A copy of the Energy Performance Certificate and Recommendation Report is available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, www.commercialleasecodeew.co.uk





Particulars amended October 2025

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